

**116, 8805 Resources Road
Grande Prairie, Alberta****MLS # A2243559****\$2,100,000****Division:** Railtown**Type:** Office**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 6,389 sq.ft.**Zoning:** CA**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** Wood Frame**Parking:** -**Water:** -**Lot Size:** 0.41 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** none

Located in the heart of Railtown and offering high-exposure frontage, this premier commercial office building presents an exceptional opportunity. Situated on a 0.41-acre CA-zoned lot, the 6,389 SF building is in excellent condition and thoughtfully designed for professional use. The main floor features a well-finished shop (approx. 1,011 SF) with an overhead door, along with 2,689 SF of modern office space, including four offices, a staff room, a bullpen, and washrooms. Upstairs, an additional 2,689 SF offers five more offices, a boardroom, open office space, and another washroom. With ample paved parking, concrete sidewalks, and a covered deck, this building offers a welcoming, functional environment for a range of commercial users. The site boasts strong curb appeal and excellent access off of Resources Road. With professional finishes throughout, this is a turn-key space in one of the city's most desirable business developments. Call your Commercial Realtor® today for further information or to arrange a private showing.